



County of Orange

MEMO

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99-0003

FILE: CP

PA 97-0134

DATE: February 10, 1999
TO: RECORD/FILE/APPLICANT
FROM: C. M. Shoemaker, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP 99-0003 For Project No. PA 97-0134

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The proposed changes, detailed on the attached letter from Culbertson, Adams and Associates, calls for six (6) specific changes to the approved Site Plan as follows:

1. Construction of a 280 foot long x 9 foot maximum height retaining wall at the maintenance facility.
2. Construction of a 360 foot long x 15 feet at it's maximum height loffelstein wall located on the southern side of the main hotel facility at the hotel driving range.
3. Use of a temporary clubhouse tent measuring 50' by 115' (5,750 square feet), similar in appearance to the tent approved as the temporary starters tent, located southeast of the future main hotel. There will also be a portable gazebo (12 feet by 12 feet) and associated outdoor seating (for approximately 300 people) on the north lawn adjacent to the tent for golf, non-golf and resort related events.
4. Use of a temporary modular men's and women's restroom facility located adjacent to the clubhouse tent.
5. Use of four temporary 8 feet wide by 8 feet high by 20 feet long portable storage containers located adjacent to the main clubhouse tent and the modular restrooms.
6. Addition of 62 temporary parking spaces adjacent to the previously approved temporary golf course parking.

CONDITIONS:

This Changed Plan is subject to the attached Conditions of Approval of Appendix B.
(NOTE: There is no Appendix A)

C. M. Shoemaker

NOTES:

THIS APPROVAL APPLIES TO DISCRETIONARY ACTIONS RELATED TO THE ORANGE COUNTY ZONING CODE.

APPROVAL OF THIS CHANGED PLAN DOES NOT INCLUDE OTHER APPROVALS REQUIRED TO COMPLY WITH COUNTY PROCEDURE.

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Attachments

1. The temporary uses (items 3-6 above) approved by this Changed Plan are valid for a period of two (2) years or until the permanent club house/hotel facilities are constructed, whichever comes first. In the event the permanent club house is not constructed in two years, a one (1) year extension of time may be permitted as allowed by Zoning Code Section 7-9-150-6(a)(6).
2. Up to twelve (12) non-golf related events (weddings, meetings, conferences, etc.) per year is permitted. Non-golf related events having an attendance of over 500 people shall require a separate Site Development Permit per Zoning Code Section 7-9-136.11. Golf related events (golf tournaments and the like) are not subject to this condition.
3. Use of the temporary clubhouse tent as a retail sales or wholesales sales facility, such as but not limited to: swap meets, seasonal equipment and clothing sales or similar uses, is prohibited.